

Appraisal

Estate of Ernest Lawrence

The purpose of this appraisal is to establish the fair market value of a farm containing approximately 245 3/4 acres as of December 1, 1960.

Subject property is located at the intersection of the Woodville and Emerson Burrier Roads about one mile south of Unionville.

This property is rented to Wilbur T. Hood for a cash money rent of \$200.00 per month. Mr. Hood believes that approximately twelve acres is in woodland and that the remainder is either tillable or suitable for pasture.

The assessment records for this property and another Lawrence Farm are at variance with the records submitted by J. Edward Smith, deceased, who acted as Trustee for the Lawrence Estate. A report submitted by Mr. Smith credited this property with 245 3/4 acres and the farm tenanted by Guy Tressler with 286 acres making a grand total of 531 3/4 acres. The assessment records show 181 1/2 acres on this farm with 180 acres on the Tressler Farm. In addition there is recorded another 138 acres parts of which are on each farm. The total acreage assessed on both farms is 499 1/2 acres.

It is believed that Mr. Smith's records are more accurate than those maintained by the Office of Supervisor of Assessments and this appraisal is based on the assumption that subject property contains 245 3/4 acres.

This farm is improved with a 30 cow modern dairy barn and the tenant is permitted to ship milk to the Washington Market.

The land is rolling with some rough acreage but appears to be in a good state of productivity. Fencing is poor.

1. Main Dwelling. - This is a large stone and frame structure with a composition shingle roof. The house is improved with a bath and electricity but is heated with stoves. The house is divided into fourteen rooms and there is a cellar under part of the structure. Condition of this dwelling is good.

2. Tenant House. - This is a frame - composition roofed structure containing seven rooms. Electricity is the only modern improvement. Condition is fair.

3. Cow Barn. - This is a thirty stanchion modern dairy barn constructed of concrete block and frame with a metal roof. Attached is a frame-metal roof silo 14' x 45'. Also attached is a concrete block-metal roof dairy house. All dairy equipment on the property belongs to the tenant. The dairy barn and dairy house are in excellent condition but are too small for the size of the farm.

4. Bank Barn. - This is a frame-slate roof structure 35' x 45'. Condition of the roof is poor.